

C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL COUNCIL MEETING DATE: OCTOBER 3, 1990

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: USE PERMIT TO CONVERT HOTEL LODI TO SENIOR HOUSING PROJECT

INDICATED ACTION: that the City Council consider the request of McKenzie-Smith for a Use Permit to convert the Hotel Lodi to a senior housing project containing 70 low-moderate apartment units.

BACKGROUND INFORMATION: At the Shirtsleeve Session of Tuesday, September 18, 1990 the City Council heard a presentation by Jeff Smith, McKenzie-Smith, Oakland, California concerning plans for the conversion of the Hotel Lodi to senior housing.

In attendance at the session were representatives of the Lodi Downtown Business Association, Senior Citizens Commission's Housing Task Force and the Historical Society. Each of these groups appeared to favor the McKenzie-Smith proposal.

In the Ordinance which down-zoned the eastside and a portion of the central area of Lodi, the following Section appears:

"(b) Any property zoned R-C-P, C-1, C-2 or C-M in the area bounded by Lockeford Street on the north; the north-south alley between Stockton Street and Main Street on the east; Lodi Avenue on the south and Church Street on the west not containing any multiple family units may build or convert to multiple family purposes after approval of a Conditional Use Permit by the City Council."

McKenzie-Smith has applied for the Conditional Use Permit and is asking the Council to approve the conversion of the hotel to senior housing.

James B. Schroeder
JAMES G. SCHROEDER
Community Development Director

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor
DAVID M. HINCHMAN
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
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CITY OF LODI

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THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

October 8, 1990

Mr. Jeff H. Smith
c/o McKenzie-Smith
4350 Executive Drive, Ste. 310
San Diego, CA 92121

Dear Mr. Smith:

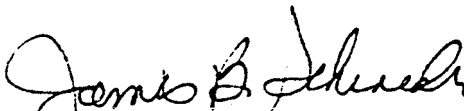
RE: Use Permit
Hotel Lodi Conversion

At its meeting of Wednesday, October 3, 1990 the Lodi City Council approved the request of McKenzie-Smith for a Use Permit to convert the Hotel Lodi to a senior housing project containing 70 low-moderate apartment units.

At the City Council hearing on this matter, the Lodi Downtown Business Association, Lodi Historical Society, Lodi Senior Citizens Commission and the Tokay Players all indicated support for your project.

We would suggest that you meet with our Chief Building Inspector and Plans Examiner at an early date to determine what will be required to accomplish the conversion. Since we have a number of contemplated commercial projects, it appears to be in everyone's best interest to arrive at a mutually agreed upon game plan.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Chief Building Inspector